


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
30-32		VARNUM ST, ARLINGTON

## OWNERSHIP

Owner 1:	SLATTERY IAN ETAL- UNIT 1
Owner 2:	CUI JINGXUAN ETAL- UNIT 2
Owner 3:	MCCABE TIMOTHY ETAL- UNIT 3

Street 1: 30-32 VARNUM ST

Street 2: CONDO CONVERSION

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

## PREVIOUS OWNER

Owner 1:	NAJARIAN MARC & JAMES L /ETAL -
Owner 2:	TRS / M.J.C. FAMILY TRUST -

Street 1: 165 BALDPUTE HILL ROAD

Twn/City: NEWTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02459		Type:

## NARRATIVE DESCRIPTION

This parcel contains 4,617 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1912, having primarily Vinyl Exterior and 3300 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4617	Sq. Ft.	Site			0	80.	1.21	1									446,807						446,800	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										3551
										GIS Ref
										GIS Ref
										Insp Date
										08/31/17

!354!

## USER DEFINED

Prior Id # 1:	3551
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	16:10:03
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Parcel ID										
003.0-0005-0029.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	598,100	3700	4,617.	446,800	1,048,600	1,048,600	Year End Roll	12/18/2019
2019	105	FV	464,100	3700	4,617.	474,700	942,500	942,500	Year End Roll	1/3/2019
2018	105	FV	464,100	3700	4,617.	346,300	814,100	814,100	Year End Roll	12/20/2017
2017	105	FV	436,400	3700	4,617.	301,600	741,700	741,700	Year End Roll	1/3/2017
2016	105	FV	436,400	3700	4,617.	256,900	697,000	697,000	Year End	1/4/2016
2015	105	FV	367,300	3700	4,617.	251,300	622,300	622,300	Year End Roll	12/11/2014
2014	105	FV	367,300	3700	4,617.	206,600	577,600	577,600	Year End Roll	12/16/2013
2013	105	FV	381,100	3700	4,617.	196,600	581,400	581,400		12/13/2012

## SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
NAJARIAN MARC &	1552-12	1	11/19/2019		1,100,000	No	No		Filed Both Ways - Recorded Land: BK: 73673 P		
	1029-854		4/1/1987			1	No	No	F		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2020	512	Heat App	18,788	C				
2/4/2020	157	Inter Fi	348,000	O				
11/27/2019	1938	Inter-De	21,700	C				
10/11/2017	1338	Re-Roof	17,000	C				
5/30/2006	416	Manual	4,000					repair porch decki

## ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	MM	Mary M
8/31/2017	MEAS&NOTICE	HS	Hanne S
5/21/2009	Measured	189	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	267	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

